Item C-13 1 of 4

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2015-0083.1A **PC DATE:** February 23, 2016

SUBDIVISION NAME: Ponca Street Subdivision

AREA: 4.79 acres **LOTS**: 16

APPLICANT: Jesus Sandoval **AGENT**: Stafford Development

(Joe Stafford)

ADDRESS OF SUBDIVISION: 6317 Ponca Street

GRIDS: L19 COUNTY: Travis

WATERSHED: Country Club East **JURISDICTION:** Full Purpose

EXISTING ZONING: SF-3-NP

DISTRICT: 3

LAND USE: Residential

NEIGHBORHOOD PLAN: Montopolis

VARIANCES: none

SIDEWALKS: Sidewalks will be constructed along both sides of Thrasher Street.

<u>DEPARTMENT COMMENTS</u>: The request is for the approval of the final plat of the Ponca Street Subdivision. The plat is comprised of 16 lots on 4.79 acres. The applicant proposes to develop 15 lots for residential purposes, with one lot for drainage and water quality. The proposed lots comply with zoning requirements for use, lot width and lot size.

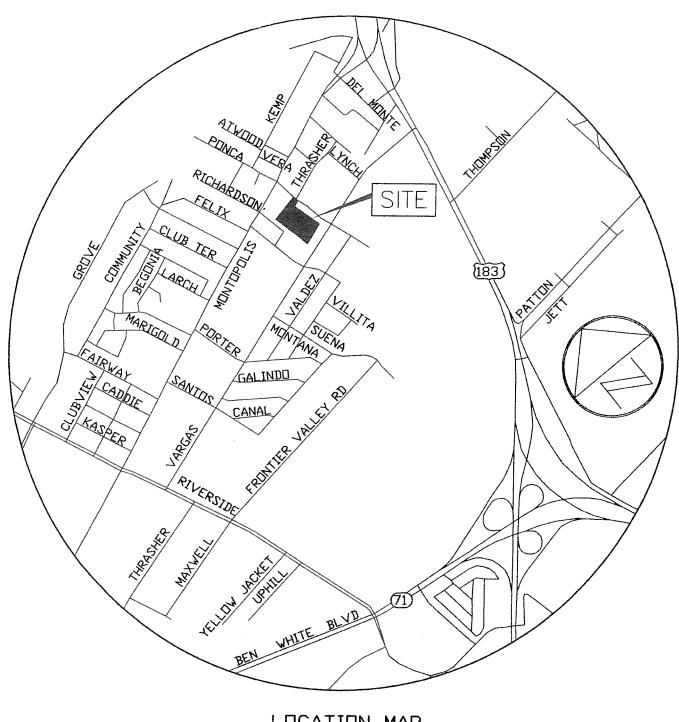
STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

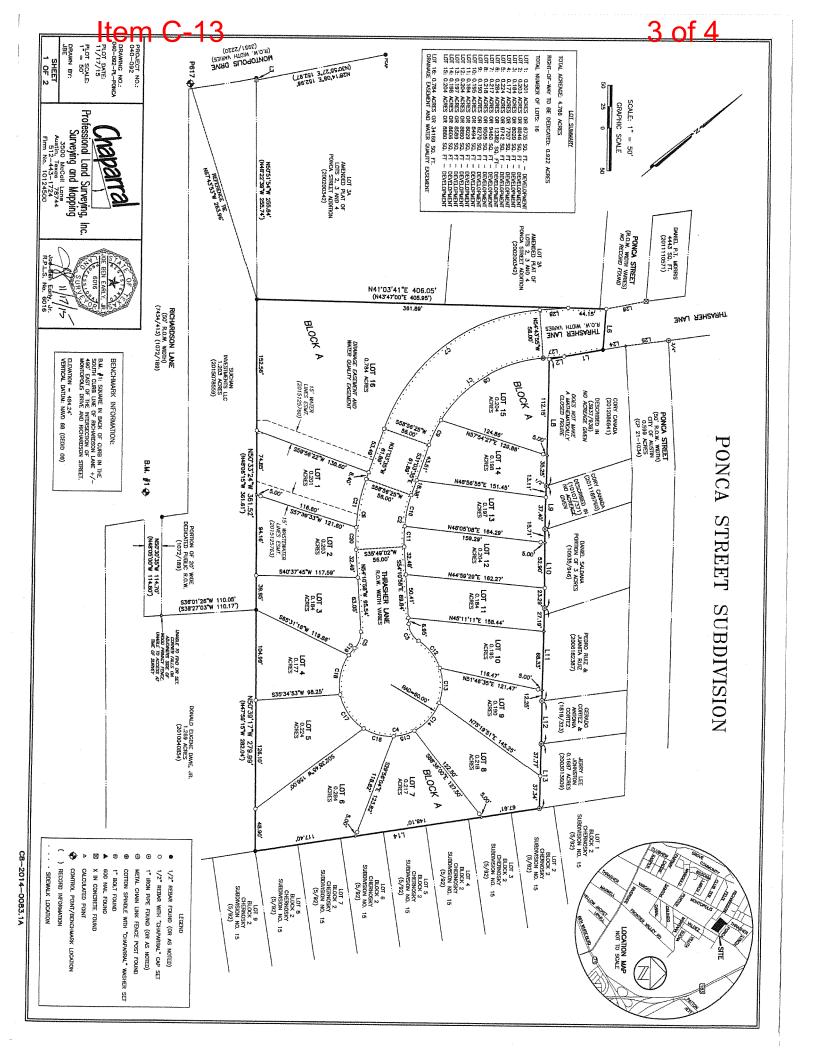
CASE MANAGER: Steve Hopkins **PHONE:** 512-974-3175

E-mail: steve.hopkins@austintexas.gov

Item C-13 2 of 4



LOCATION MAP



PONCA STREET SUBDIVISION

STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL WEN BY THE PRESENTS:

THAT SUCHM INSCRIBENTS LLC. BONG OWNER OF 4,786 ACRES IN THE SAVINGO DEL VILLE GRANT, ABS. 24, TRANS COUNTY, TEXAS, COMPACTE DE O'RELOFF RECORDS OF TRANS COUNTY, TEXAS, PARTIES OF TRANS COUNTY, TEXAS,

PONCA STREET SUBDIVISION OD HERETS SHEWARE SAN 4.786 ARES OF THE CORE OF THE CITY OF AUSTIN IN ACCORDANCE WITH THE MAP OR PLAT CONTENIENT CORE AND THE 2.50 OF THE CORE OF THE CITY OF AUSTIN IN ACCORDANCE WITH THE MAP OR PLAT ATLACHED HERETO TO BE WOMIN AS:

AND DO HERBY INDIGHT TO THE PUBLIC THE USE OF ALL STREETS AND EAST-BATTS SHOWN HERBON, SUBJECT TO ANY MAD ALL DESCRIPTION RESTRECTIONS HERBORINGS GRAWIED AND NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL CONTINUENCY COSE.
WITHUSS FAIT HAND THE THE 27 DAY OF AND ANY NOT 2015 A.D.
BY: AND ANY OF AND ANY NOT 2015 A.D.
BY: AND ANY OF AND ANY NOT 2015 A.D.

SUCHAN RACETHENTS LLC 38713 CHAMENA CHOLE FREMONT, CA 94636

COUNTY OF TRANS STATE OF TEXAS

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WITHESS MY, HAND AND SEALED IN MY OFFICE THES THE 27 DAY OF MOVIMAN AND 20_15. 40.

NOTARY PUBLIC, STATE OF TEXAS

at Diyan

AY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION PRINTED NAME

MAP DIVINA My Commission Expires February 14, 2918

IDE BEN EARLY, A., R.P.L.S. RECUSTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS NO. BOTH

CHAPARMAL PROFESSOWAL LAND SURVEYING, INC. 2500 NCCALL LAND 1457IN, 17 78744 512-143-1724 FRM NO. 16124500

FORMERT I. POWERS, P.E., M. MUTHORAZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROPERTIES OF THE EXPANCE AND FERRAL CENTERY THAT THAS PLAT IS FENSIBLE FROM ALL PLANEEDRING DIVIDENT OF THE 25 OF THE AUSTIN CITY CODE OF 1998, AS AMERICAD, AND IS TRUE AND CORRECT TO THE BEST OF MY MONKEDOE. NUMBER'S CERTIFICATION:

POWERS ENGMEERING GROUP, N.C. 13810 PANOPUMA, DRIVE AUSTIN, TX 78732 (512) 785–6970 TBPE FRM REGISTRATION NO. F-8931 TOWERS, P.E. RESISTERED PROFESSIONAL DIGHER, STATE OF IEMS NO. 82311

STATE OF TEXAS COUNTY OF TRAVIS:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARDS OF THE 100-YEAR FLOOD OF A MATERIANY THAT IS WITHIN THE FEDERAL ELERGANCY LAMACERSHI AGENCY, MANCHAUD RESIDENANCE PROGRAM, AG SECHMEN ON HAP HO. 4846XCORGCH, DAILD SEPTEMBER 26, 2008, FOR TRANS COUNTY, TEXAS NO INCORPORATED AGENCY.

FOREST 1. POWERS, P.E. RECISITED PROFESSIONAL DRIVER, STATE OF TEXAS NO. 42311

POWERS ENGINEERING GROUP, INC. 13810 PANORUM, DRINE ALSTIN, 17, 78732 (512) 785—8970 TIB'E FRM RECISTRATION NO. F—8531

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1. ALL STREETS, DHAMAGE, SIDEWILKS, AND WATER AND WASTERMITER UTILITIES WILL BE CONSTRUCTED TO CITY OF AUSTRAL STANDARDS.

NO LOT SWILL BE OCCUPED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WHER AND WASTEWATER UTILITY SYSTEM.

I THE WATER AND INSTERMITER UTILITY STSTEM SERVING THIS SUBMINISTED IN ACCORDANCE WITH THE CITY OF JUSTIN UTILITY CONCERNATION OF A STREAM OF METER AND ASSESSMENT OF A MOTER WITH A MOTER WITH A GO INSTRUCTION MUST BE RESPECTED BY THE CITY OF AUSTIN. THE LANDOWNERS MUST PAY THE CITY OF MOSTBELTON FEE WITH THE UTILITY CONSTRUCTION.

NO BILLONGS, FENESS, OR OTHER STRUCTURES ARE PERMITTED IN DRAWAGE EXSEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN, TEXAS AND TRANS COUNTY, TEXAS.

BUILDING SETBACKS SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

THE OPINER OF THIS SUBMINSON AND HE OR HET SUCCESSIONS AND ASSAURS, ASSUMES RESPONSIBILITIES FOR PLANS. THE CONSTRUCTIONS OF SUBMINSON IMPROPLEMENTS WHICH COMPLY WITH APPLICABLE COORS AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OPINIES IN DEMONSTRAIN OF ACHIEVED THAT PLAY INCLUDING REPLATING MAY BE REQUIRED AT THE OPINIFTS SULE EXPENSE OF PLANS TO CONSTRUCT THIS SUBGINISON DO HOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

THE OWNER/NOCEUPER OF THE SUBDISCON SHALL PROMEETHE CITY OF MASTIN ELECTRIC UTALTY DETAILIBING WITH ANY ESCREDIT MADJOR ACCESS RECORD FOR RESTAULTON, MED ONSIGN EMAILTIMENT OF OVERHEAD AND UNDERSTOUND ELECTRIC FACHTES WITHIN OR ALONG THE PERMETER OF THE SUBDISCON. EROSM/SERMEDIATION COMPAUS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLIDING SINGLE FAMILY AND DIFFELORMENT CODE AND THE EMPROPMENTAL CRITERY MANUAL.

DETERMINE NOTE: PRIOR TO DEVELOPMENT OF THIS SUBDIVISION, DRAWAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW.

10. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.

11. ALL CURB RADA AT RIGHT-OF-WAY INTERSECTIONS ARE 15', UNLESS OTHERWISE NOTED.

12. THRUSHER LAVE HAS A NOW WOTH OF 55", A PARALENT WOTH OF 36" AND WILL BE CONSTRUCTED WITH CLIRB AND OUTTER. A' SIDEMALY SWALL BE CONSTRUCTED ON BOTH SIDES OF THRUSHER LAVE.

13. A FEE-IN-LICU OF PARKLAND DEDICATION HAS BEEN PAID FOR 15 DWELLING UNITS.

MISTIN EMPOY INS THE ROSH TO PRIME AND/OR RELIGHT THEIR, SARIBERTY AND OTHER OBSTRUCTIONS TO THE CHIGH RECESSAYS TO REPT HE CAMBABIT CLEAR, AUSTIN DEBOTY MEL PREVIOUS ALL TREE WORK IN COMPLIANCE WITH CAMPER 25—8 SUBCHAPTER 8 OF THE CITY OF AUSTIN LAND INCREMENTED COSE.

16. BY APPROVING THIS BUT, THE CITY OF JUSTIM ASSUMES NO OBJECTION TO CONSTRUCT MY REPUSTRICTURE IN COMMERCIAN WITH THIS SUBMINISCH. ANY SUBMISCH MERISTRICTURE REQUIREMENT OF AT THE DEPOLIPMENT OF THE PRESENCE OF COLUMN THE AUGUSTRICTURE TO CHY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DBY APPLICATIONS FOR CETTINA DEPOLIPMENT PERMITS INCLUDING BRUDING PERMITS, SITE PLAN APPROVINCE, AND/OR CETTIFFICIETS OF COCUPANCY. 15. A TEN FOOT ELECTRICAL AND TELECOMMUNICATION EASEMENT IS GRAVITED PER PLAT ADJACENT TO ALL STREET R.O.M.

. THE OMMEN SAML BE RESPONSIBLE FOR RESTAURDING OF TRANSPARY EXCISION COMPACT, RESERVANCH AND TREE PROTECTION, HE ADDRESS SAME SAME SAME AND TREE OF THE CORTER USE OF THE PROPOSED OPERAND HETELY THE CORTER CORTER USE OF PROPOSED OPERAND DEPOSED, ADDRESS DESIGNED TO PROMOBE CONSTRUCTION FOR THEE PROJECT. THE OWNER SAML INCLUDE AUSTRAL EXCENSIVE MOTHER HELDERS.

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IS, THIS SERVINGIA PLAY WIS APPROXED AND RECORDED BETCHE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SERVINGIAN MEMORITAIN, AMERICAN MEMORITAIN ACCEPTANCE OF STREETS AND THE SERVINGIA PLAYER MEMORITAIN AND THE CONSTRUCTION ACCEPTANCE THE SERVINGIA PLAYER RECORDED TO THE SERVINGIA PLAYER FOR THE RECORDED THE ACCEPTANCE AND FACILITY MEMORITAIN THE ACCEPTANCE THE THE TENSE OF THAT ACCEPTANCE THE CONSTRUCTION AND THE OFFICIAL PLAYER ACCEPTANCE OF THAT ACCEPTANCE OF THE SERVINGIA PLAYER ACCEPTANCE OF THAT ACCEPTANCE OF THE SERVINGIA PLAYER ACCEPTANCE OF THE SERVINGI

THE THE THIS SUBDIVISION IS LOCATED WITH THE DAY OF 20 OF THE CITY OF AUSTIN ON

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT,

CITY OF AUSTIN, COUNTY OF TRANS, THIS THE 왕양

J. RODNEY CONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THE THE L ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTRA, TEXAS, DAY OF ...

, CHAMPERSON

THE STATE OF TEXAS COUNTY OF TRAVIS.

STATE, IN DOCUMENT NUMBER I, dwa, debenare, clerk of Trans Courty, tous, do Hereby Centry That the Poredong Instrument of Writing, With its centricate of Authenticaton was fled for Reddroi In My Office - DAY OF A.D. 20__ AT ____ O'CLOCK ____ N. AND DULY AD, 29 AT O'CLOCK M., IN SAID COUNTY AND OF THE DEPICAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS,

DANA DEBEAUNOIR, COUNTY CLERK, TRANS COUNTY, TEXAS 20 A.D. WITHESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF MUNG

THIS IS A SURFACE DRAWING

CHANABAT CONLIGOT DANL. LACID GREEN CONTROL CONT. PART 146. PART 1 COTTON SPINDLE SET

SURFACE COORDINATES: N 10060524.18 E 3129644.72 TEXAS STATE PLANE COORDWATES: N 10058518.23 E 3128331.79

COMBINED SCALE FACTOR = 0.599800010 (FOR SURFACE TO GRID CONVERSION) AEKLICAT DYLIAM: NAMO 88 (CEDID 08) ETEMVION = 484'58,

SCALED ABOUT 0,0 THETA ANGLE: 1'21'30"

(FOR GRID TO SURFACE CONVERSION)

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C21	208.00	15'54'39"	57.76	W.55,00.85N	57.58

Professional Land Surveying, Surveying and Mapping ੜ

PLOT SCALE: PLOT DATE: DRAWING NO.: 040-092-PL-PONC PROJECT NO.:

DRAWN BY: JBE 왕(년) 2 약 2

3500 McCoff Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500